

ZB# 77-7

Cornell Homes

46-2-50.32

DSG-

Public Hearing

April 11, 1977 - 8:15

CCRD notified on 3/24/77.

See ~~the~~ good ✓

April 25, 1977

8 p.m.

Conrad Hanna -  
Murray Refrain

77-7

CASH 'N CARRY AT  
WAREHOUSE PRICES

(914) 562-5300

Suburban

building supply

MURRAY ROTWEIN

RT. 94 NEW WINDSOR, N. Y.  
NEXT TO WEO

N-46-2-50.32

granted

## GENERAL RECEIPT

3180

Town of New Windsor, N. Y.

March 24, 1977

Received of Cornell Woods, Inc. \$ 25.<sup>00</sup>

Twenty-five and 00/100 Dollars

For Assessor's Varnish List

### DISTRIBUTION:

FUND	CODE	AMOUNT

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609

BY Pauline Townsend

Deputy Town Clerk  
TITLE

April 16th - Pub. date  
April 25th  
8 p.m.

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

77-7  
(Number)

3/23/77  
(Date)

I. Applicant information:

- (a) Donnell Homes BUILDERS RT. 94 NEW WINDSOR 562-5300  
(Name, address and phone of Applicant)
- (b) NONE  
(Name, address and phone of purchaser or lessee)
- (c) SCOTT / SCHECHTMAN 182 GRAND ST. NEWBURGH 565-5252  
(Name, address and phone of attorney)
- (d) NONE  
(Name, address and phone of broker)

II. Application type:

- ☐ Use variance
- ☒ Area variance
- ☐ Sign variance
- ☐ Special permit

III. Property information:

- (a) R-4 Route 94 - New Windsor (M B L) (see attached maps)  
(Zone) (Address) (Lot size)
- (b) What other zones lie within 500 ft.? NC
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 1960
- (e) Has property been subdivided previously? YES When? 1972
- (f) Has property been subject of variance or special permit previously? NO When? \_\_\_\_\_
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? NO If so, when \_\_\_\_\_
- (h) Is there any outside storage at the property now or is any proposed?

*Section 46 Block 2 Lot 50.32.*

77-7  
(Number)

3/23/77  
(Date)

I. Applicant information:

- (a) Gornell Homes  
SUBURBAN BUILDERS RT. 94 NEW WINDSOR 562-5300  
(Name, address and phone of Applicant)
- (b) NONE  
(Name, address and phone of purchaser or lessee)
- (c) SCOTT F. SCHECHTMAN 182 GRAND ST. NEAUBURGH 565-5252  
(Name, address and phone of attorney)
- (d) NONE  
(Name, address and phone of broker)

II. Application type:

- ☐ Use variance
- ☒ Area variance
- ☐ Sign variance
- ☐ Special permit

III. Property information:

*Section 46-Block 2-Lot 50.32.*

- (a) R-4 Route 94-New Windsor (M B L) (see attached maps)  
(Zone) (Address) (Lot size)
- (b) What other zones lie within 500 ft.? NC
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 1960
- (e) Has property been subdivided previously? YES When? 1972
- (f) Has property been subject of variance or special permit previously? NO When?
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? NO If so, when
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. None



IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_, to allow

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.



V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table BULK, Column 4

<u>Requirements</u>	<u>REGULATIONS</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area	<u>(see attached map)</u>		
Min. Lot Width			
Reqd. Front Yard			
Reqd. Side Yards	<u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard			
Reqd. Street Frontage*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Development Coverage*	<u>    </u> %	<u>    </u> %	<u>    </u> %
Floor Area Ratio**			

\* Residential districts only

\*\* Non-residential districts only

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.



V.

Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table BULK, Column 4

Requirements	<sup>REGULATIONS</sup> Proposed or Available	Variance Request
Min. Lot Area	<u>(See attached map)</u>	
Min. Lot Width		
Reqd. Front Yard		
Reqd. Side Yards	<u>1</u>	<u>1</u>
Reqd. Rear Yard		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Development Coverage*	<u>%</u>	<u>%</u>
Floor Area Ratio**		

\* Residential districts only

\*\* Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

Cannot improve lots unless variances are granted.  
lots were subdivided prior to change in zoning  
& area requirement is now 15,000 sq. ft. per  
lot.



VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

\_\_\_\_\_.



lots were subdivided prior to change in zoning  
 & area requirement is now 15,000 sq. ft. per  
 lot.

☐ VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law,  
 Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/>			
Total	_____sq.ft.	_____sq.ft.	_____sq.ft.

(b) Describe in detail the sign(s) for which you seek a  
 variance, and set forth your reasons for requiring  
 extra or oversize signs.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(c) What is total area in square feet of all signs on premises including  
 signs on windows, face of building, and free-standing signs?

\_\_\_\_\_.

☐ VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.
- (b) Describe in detail the use and structures proposed for the special permit.

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☐ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

One family Dwellings are proposed on these  
lots. Will be a considerable upgrading of  
property.

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☒ IX. Attachments required:

- ☒ Copy of letter of referral from Building and Zoning Inspector.
- ☐ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy of tax map showing adjacent properties
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☐ Copy(ies) of sign(s) with dimensions.
- ☒ Check in amount of \$ 50.00 payable to Town of New Windsor.
- Photos of existing premises which show all present signs and landscaping

- (b) Describe in detail the use and structures proposed for the special permit.

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☐ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

One family Dwellings are proposed on these  
lots. Will be a considerable upgrading of  
property.

---

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---

☒ IX. Attachments required:

- X Copy of letter of referral from Building and Zoning Inspector.
- Copy of contract of sale, lease or franchise agreement.
- X Copy of tax map showing adjacent properties
- X Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- Copy(ies) of sign(s) with dimensions.
- 1 Check in amount of \$ 50.00 payable to Town of New Windsor.
- Photos of existing premises which show all present signs and landscaping.
- All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.
- Other

X. AFFIDAVIT.

A FORMAL DECISION WILL FOLLOW WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS.

SS.:  
COUNTY OF ORANGE )

The Undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

PATRICIA RAZANSKY  
Notary Public, State of N.Y.  
No. 5970775  
Appointed in Orange County  
Term Expires Mar. 30, 1978

Manay Rotman  
(Applicant)

Sworn to before me this

24th day of March, 1977.  
Patricia Razansky

PATRICIA RAZANSKY  
Notary Public, State of N.Y.  
No. 5970775  
Appointed in Orange County  
Term Expires Mar. 30, 1978

XI. ZBA Action:

- (a) Public Hearing date \_\_\_\_\_
- (b) Variance is \_\_\_\_\_
- (c) Special Permit is \_\_\_\_\_
- (c) Conditions and safeguards \_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY RESO-  
LUTION OF ZONING BOARD OF APPEALS.

Sanctions have

Section 48-33 B (1)

8-2-21 Variance not to be  
contrary to the public interest  
where, owing to exceptional  
and extraordinary circumstances,  
there are practical difficulties  
or unnecessary hardship in  
the way of carrying out the  
spirit letter of the law -

could granting a variance may  
cause of a real estate issue of their tenet.

That there are physical conditions  
such as irregular narrow or  
shallow strips of steep slopes  
fully described on the Board  
ordinance applying to the land  
or building for which the variance  
is sought which conditions  
are peculiar to such land & slopes  
and not resulting from act of applicant  
or prior owner

Sec-267 P 9.1-

Practical Difficulty.

where applic involves change of area rather than use.

The applic may be determined on ground of prac. difficulty alone without consideration towards hardship.

Legal Notice  
**PUBLIC NOTICE OF  
 HEARING BEFORE  
 THE ZONING BOARD  
 OF APPEALS**  
 PLEASE TAKE NOTICE that the  
 Zoning Board of Appeals for the  
 TOWN OF NEW WINDSOR, New  
 York will hold a public hearing pursuant to section 42-33A of the Zoning  
 Ordinance on the following  
 proposition:  
 Appeal No. 7  
 Request of CORNEIL HOMES for  
 a variance of the regulations of the  
 zoning Local Law for permit  
 CONSTRUCTION OF SINGLE  
 FAMILY RESIDENTIAL ONE  
 UNDER SIZED LOTS, being a  
 Variance of Section 42-32 of the  
 Bulk Regulations Code for property  
 situated at Route 94 Adjacent to  
 Shopping Center New Windsor, New  
 York.  
 SAID HEARING will take place on  
 the 25th day of April, 1977 at the  
 New Windsor Town Hall 555 Union  
 Avenue, New Windsor, N.Y. beginning  
 at 8:00 o'clock P.M.  
 THEDORE HARGREAVE  
 Chairman  
 By: Patricia Ratzewsky  
 Secretary  
 Apr 16

**State of New York  
 County of Orange, ss:**

Olga Trachewsky  
 she , being duly sworn deposes and  
 says that he is ..... Principal Clerk..... of Newburgh-  
 Beacon News Co., Inc., Publisher of The Evening News.  
 a daily newspaper published and of general circulation in  
 the Counties of Orange and Dutchess, and that the notice  
 of which the annexed is a true copy was published .....  
 One Time  
 .....  
 in said newspaper, commencing on the.....16th.....day of  
 .....April.....A.D., 19 77 , and ending on  
 the .....16th..... day of .....April..... A.D., 19 77

*Olga Trachewsky*

Subscribed and sworn to before me this  
 .....18th..... day of.....April..... 19 77.....

.....  
 Notary Public of the State of New York, County of Orange.  
 MY COMMISSION EXPIRES MARCH 30, 1979

*Thodore Hargreave*



Legal Notice  
 PUBLIC NOTICE OF  
 HEARING BEFORE  
 THE ZONING BOARD  
 OF APPEALS  
 PLEASE TAKE NOTICE that the  
 Zoning Board of Appeals of the  
 Town of New Windsor, New  
 York, will hold a public hearing pur-  
 suant to Section 48-33A of the Zoning  
 Ordinance on the following  
 proposition:  
 Appeal No. 7-1  
 Request of CORNELL HOMES for  
 a Variance of the regulations of the  
 Zoning Local Law to permit  
 CONSTRUCTION OF SINGLE  
 FAMILY RESIDENTS ON  
 UNDERZONED LOT 3, being a  
 Variance of Section 48-122, Table of  
 Bulk Regulations, Cell 4, for proper-  
 ty situated at Route 94 adjacent to  
 Shopping Center New Windsor, New  
 York.  
 SAID HEARING will take place on  
 the 11th day of April, 1977, at the  
 New Windsor Town Hall, 555 Union  
 Avenue, New Windsor, N.Y., beginn-  
 ing at 8:15 o'clock P.M.  
 THEODORE JARGSTORFF  
 Chairman  
 BY Patricia Razansky,  
 Apr. 2, 1977 Secretary

**State of New York  
 County of Orange, ss:**

Olga Trachewsky  
 she , being duly sworn deposes and  
 says that he is ..... Principal Clerk ..... of Newburgh-  
 Beacon News Co., Inc., Publisher of The Evening News.  
 a daily newspaper published and of general circulation in  
 the Counties of Orange and Dutchess, and that the notice  
 of which the annexed is a true copy was published .....  
 ..... One Time .....  
 in said newspaper, commencing on the ..... 2nd ..... day of  
 ..... April ..... A.D., 1977 , and ending on  
 the ..... 2nd ..... day of ..... April ..... A.D., 1977

Subscribed and sworn to before me this  
 ..... 4th ..... day of ..... April ..... 1977

*Olga Trachewsky*

*Patricia Razansky*

Notary Public of the State of New York, County of Orange.  
 MY COMMISSION EXPIRES MARCH 30, 1979.

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X  
In the Matter of the Application of  
CORNELL HOMES, INC. for area variances  
Application #77-7.  
-----X

DECISION GRANTING  
AREA VARIANCES

WHEREAS, CORNELL HOMES, INC., a domestic corporation having an office at Route 94, Town of New Windsor, Orange County, N. Y., by its President, Murray Rotwein, has applied to the Zoning Board of Appeals for area variances to permit construction of one-family residences on undersized lots; and

WHEREAS, the applicant seeks variances on 10 undersized lots as follows:

Lot #5 requires a 944 sq. ft. variance;  
Lot #6 requires a 2,132 sq. ft. variance;  
Lot #7 requires a 1,718 sq. ft. variance;  
Lot #8 requires a 1,248 sq. ft. variance;  
Lot #9 requires a 2,485 sq. ft. variance;  
Lot #10 requires a 2,772 sq. ft. variance;  
Lot #11 requires a 1,481 sq. ft. variance;  
Lot #12 requires a 2,702 sq. ft. variance;  
Lot #13 requires a 2,571 sq. ft. variance;  
Lot #14 requires a 1,627 sq. ft. variance; and

WHEREAS, notice of public hearing was duly sent to residences and businesses as prescribed by law, and published in The Evening News, also required by law; and

WHEREAS, a public hearing was held on the 11th day of April, 1977; and

WHEREAS, MURRAY ROTWEIN, President of CORNELL HOMES, INC. appeared with his proposal at the time of the public hearing on the above date; and

WHEREAS, several residents and property owners residing in the area appeared in opposition to the application before the board; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The proposed request for area variances would not affect the general character of the neighborhood in the R4-A zone.

2. The construction of new homes on the lots in question would be an enhancement to the area surrounding.

WHEREAS, the Zoning Board of Appeals makes the following determinations of law in this matter.

1. The variances sought are not substantial in relation to the legally required lot sizes in the area and as a matter of fact, there are many lots in the area which are improved, and which are smaller in size than the proposals abovenamed.

2. There will be no substantial change in the character of the neighborhood nor a substantial detriment to the adjoining properties.

3. The proposed variances would have no affect on the governmental facilities available.

4. There is no feasible method for the applicant to construct homes on the undersized lots other than through the variances sought.

5. There are no other factors of interest bearing on this matter.

NOW THEREFORE BE IT RESOLVED that the Zoning Board of Appeals of the Town of New Windsor grant the above variances as requested.

BE IT FURTHER RESOLVED that the Secretary of the Zoning Board of Appeals is directed to forward a copy of this decision to the applicant, the Town Planning Board and the Town Clerk.

Dated: August 15, 1977.

/s/ Theodore Jargstorff  
THEODORE JARGSTORFF, Chairman

555 Union Avenue  
New Windsor, N. Y. 12550  
May 25, 1977

Mr. Murray Rotwein  
Cornell Homes, Inc.  
Route 94 - P. O. Box 4139  
New Windsor, N. Y. 12550

RE: APPLICATION FOR AREA VARIANCES - #77-7

Dear Mr. Rotwein:

Kindly be advised that the Zoning Board of Appeals of the Town of New Windsor granted the above application for area variances on May 23, 1977. Formal decision will follow by return mail.

Very truly yours,

PATRICIE RAZANSKY, Secretary

/pr

cc: Howard Collett - Bldg/Zoning Inspector  
Town of New Windsor

Hank Van Leeuwen, Chairman  
Town Planning Board



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

---

Chairman  
Ellsworth E Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

March 22, 1977

Cornell Homes Inc.  
P.O. Box 1021  
Newburgh, N.Y. 12550

63

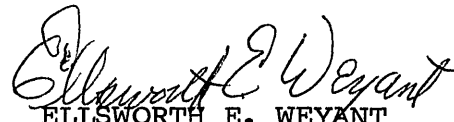
RE: 46-2-50.32

Dear Sir:

According to my records, the attached list of property owners are within the five hundred (500) feet of the above mentioned property.

The charge for this service is \$25.00. Please remit same to the Town Clerk Town of New Windsor.

Very truly yours,

  
ELLSWORTH E. WEYANT  
Sole Assessor  
Town of New Windsor

EEW/pk  
att.

63 TOTAL



1763

## OFFICE OF THE ASSESSOR

## TOWN OF NEW WINDSOR

Chairman  
Ellsworth E Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

- |   |  |
|---|--|
| ✓ Reich, Theodore H. & Eleanor<br>4 Split Tree Drive<br>New Windsor, N.Y. 12550               | ✓ Kubin, Joseph & Margaret<br>15 Split Tree Drive<br>New Windsor, N.Y. 12550                               |
| ✓ Dickman, William H. & Mary Ann<br>6 Split Tree Drive<br>New Windsor, N.Y. 12550             | ✓ Fordenbacher, James D. & Mary E.<br>13 Split Tree Drive<br>New Windsor, N.Y. 12550                       |
| ✓ D'Angelo, Giachino & Marie<br>8 Split Tree Drive<br>New Windsor, N.Y. 12550                 | ✗ Rains, Julia L. & Kenneth M. Sr.<br>2 Stone Ledge Lane<br>New Windsor, N.Y. 12550 N.S.                   |
| ✓ Carfora, Thomas & Frances<br>10 Split Tree Drive<br>New Windsor, N.Y. 12550                 | ✓ Selvaggio, Stephen & Raquel B.<br>4 Stoneledge Lane<br>New Windsor, N.Y. 12550                           |
| ✓ Decker, Charles & Geraldine<br>12 Split Tree Drive<br>New Windsor, N.Y. 12550               | ✓ Pavelka, Anthony A. Jr. & Katherine<br>Stein, Josephine<br>6 Stone Ledge Lane<br>New Windsor, N.Y. 12550 |
| ✓ Mondello, Joseph A. & Pasqualina B.<br>14 Split Tree Drive<br>New Windsor, N.Y. 12550       | ✓ Beaudin, Lawrence & Katherine<br>8 Stone Ledge Lane<br>New Windsor, N.Y. 12550                           |
| ✓ Vogel, Robert R. & Marie<br>16 Split Tree Drive<br>New Windsor, N.Y. 12550                  | ✓ Brown, Fred E. & Barbara C.<br>9 Stone Ledge Lane<br>New Windsor, N.Y. 12550                             |
| ✓ Stanwyck, Irvina<br>43 Willow Lane<br>New Windsor, N.Y. 12550                               | ✓ Roach, Paul L. & Hisako<br>7 Stone Ledge Lane<br>New Windsor, N.Y. 12550                                 |
| ✓ Robinson, Cornelius G. & Alice S.<br>21 Split Tree Drive<br>New Windsor, N.Y. 12550         | ✓ Santacroce, James J. & Beverly Ann<br>5 Stone Ledge Lane<br>New Windsor, N.Y. 12550                      |
| ✓ Maurillo, Steve<br>19 Split Tree Drive<br>New Windsor, N.Y. 12550                           | ✓ Kundin, Robert & Sheila C.<br>3 Stone Ledge Lane<br>New Windsor, N.Y. 12550                              |
| ✗ LoScalzo, Joseph A. & Patricia A.<br>17 Split Tree Drive<br>New Windsor, N.Y. 12550<br>N.S. | ✗ Dunn, Michael J. Jr. & Frances D.<br>1 Stone Ledge Lane<br>New Windsor, N.Y. 12550<br>N.S.               |



1763

## OFFICE OF THE ASSESSOR

## TOWN OF NEW WINDSOR

Chairman  
Ellsworth E Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

/Levinson, Brenda  
5 Split Tree Drive  
New Windsor, n.y. 12550

/Dodd, Darwood W. & Lois C.  
3 Split Tree Drive  
New Windsor, N.Y. 12550

/McCue, Leonard J. & Mary Grace  
1 Split Tree Drive  
New Windsor, N.Y. 12550

/Moore, William H. & Betty B.  
13 Spring Rock Road  
New Windsor, N.Y. 12550

/Freer, Kenneth J. & Judith  
11 Spring Rock Road  
New Windsor, N.Y. 12550

/Seginak, Stephen & Irene  
6 Horse Shoe Bend  
New Windsor, N.Y. 12550

/Weinheim, Sidney & Edna  
8 Horse Shoe Bend  
New Windsor, N.Y. 12550

/Koslan, Spencer & Marlene  
10 Horse Shoe Bend  
New Windsor, N.Y. 12550

/Barone, Richard A. & Patricia  
12 Horse Shoe Bend  
New Windsor, N.Y. 12550

/Dawes, Louis I. & suzanne A.  
14 Horse Shoe Bend  
New Windsor, N.Y. 12550

/Davis, Henry L. & Agnes B.  
15 Horse Shoe Bend  
New Windsor, N.Y. 12550

\*Grassi, Alexander & Karen S.  
13 Horse Shoe Bend  
New Windsor, N.Y. 12550 N/S

/Naclerio, Francis & Catherine  
11 Horse Shoe Bend  
New Windsor, N.Y. 12550

/Edge, John C. & Carolyn E.  
9 Horse Shoe Bend  
New Windsor, N.Y. 12550

/McCann, Malachy P. & Elizabeth E.  
7 Horse Shoe Bend  
New Windsor, N.Y. 12550

/Clayton, Charles D. & Mary E.  
8 Cimorelli Drive  
New Windsor, N.Y. 12550

/Benson, Richard E. & Florence  
3 Horse Shoe Bend  
New Windsor, N.Y. 12550

/Walsh, Melville & Antoinette  
1 Horse shoe Bend  
new Windsor, N.Y. 12550

\*Rood, Catherine  
7 Spring Rock Road  
New windsor, N.Y. 12550 here

/Sotland, Michael & Adele F.  
17 Hearthstone Way  
New Windsor, N.Y. 12550

/Marsden, Theodore & Peggy  
15 Hearthstone Way  
New Windsor, N.Y. 12550

/Van Amburgh, Enos W. Jr. & Isabella  
13 Hearthstone Way  
New Windsor, N.Y. 12550



1763

## OFFICE OF THE ASSESSOR

## TOWN OF NEW WINDSOR

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

✓ Cohen, George N.  
11 Hearthstone Way  
New Windsor, N.Y. 12550

✓ French, Ray L. & Hazel  
4 Hobnail Court  
New Windsor, N.Y. 12550

✓ Fanning, Elizabeth M.  
5 Hobnail Court  
New Windsor, N.Y. 12550

✓ Drapun, Blanche  
418 Blooming Grove Tpke.  
New Windsor, N.Y. 12550

✓ New Windsor Associates  
244 Passaic Street  
Rochelle Park, N.J. 07662

✓ Bloom, Peter & Daniel J.  
P.O. Box 477  
Vails Gate, New York 12584

✓ Feinman, Rita  
532 Blooming Grove Tpke.  
New Windsor, N.Y. 12550

✓ Kopman, Robert L.  
534 Blooming Grove Tpke.  
New Windsor, n.y. 12550

✓ Finklestein, Benjamin H.  
560-562 Blooming Grove Tpke.  
New Windsor, N.Y. 12550

✓ Diaz, Silverio & Joanne  
49 Willow Lane  
New Windsor, N.Y. 12550

✓ Wilkins, Richard E. Jr. & Barbara  
47 Willow Lane  
New Windsor, N.Y. 12550

✓ SDC Realty Corp.  
558 Blooming Grove Tpke.  
New Windsor, N.Y. 12550

✓ Bradley, Terrence e. & Mary E.  
543-545 Blooming Grove Tpke.  
New Windsor, N.Y. 12550

✓ Kartiganer, Herbert L. & Marjorie N  
557 Blooming Grove Tpke.  
New Windsor, N.Y. 12550

✓ LaTorre, Augusto & Gloria  
537 Blooming Grove Tpke.  
New Windsor, N.Y. 12550

✗ Brophy, Ronald A. & Joann Sylvester  
533 Blooming Grove Tpke.  
New Windsor, n.Y. 12550 n.s.

✓ Ridgecrest Baptist Church  
P.O. Box 70  
New Windsor, N.Y. 12550

✓ Krom, George R. Jr. & Donald T.  
C/O Windsor Building Supplies  
P.O. Box 27  
Newburgh, N.Y. 12550

✓ Sycamore Associates Inc.  
Blooming Grove Tpke.  
New Windsor, N.Y. 12550

Respectfully submitted,

*Ellsworth E. Weyant*  
Ellsworth E. Weyant  
Sole Assessor  
Town of New Windsor



46  
signatures

PETITION TO PREVENT VARIANCE TO BUILD NINE HOMES ON  
UNDERSIZED LOTS WITHIN CLOSE PROXIMITY TO FORGE HILL  
ESTATES IN TOWN OF NEW WINDSOR

April 12, 1977

As residents of Forge Hill Estates, who are directly affected by Mr. Murray Rothwein's request for a variance to construct nine single family residences on undersized lots in close proximity to Forge Hill Estates demand by the Town Board, Town of New Windsor, the rejection of the above mentioned variance.

The variance proposal is in file as Variance No. 77-7 and concerns Sect. 46, Block 2, Lot No. 50.32.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
1. Mr & Mrs Frank Wachter	* 11 Horseshoe Bend	561-5761
2. Mr & Mrs John Edge	9 Horseshoe Bend	561-5674
3. Mr. & Mrs. Malachy P. McLean	7 Horseshoe Bend	561-4929
4. Mr. & Mrs. Richard E. Benson	3 HORSESHOE BEND	565-4585
5. Mr. & Mrs. Steve D. Seginski	-6 HORSESHOE BEND	-562-5128
6. Mr & Mrs Audrey Wemhine	8 Horseshoe Bend	561-3294
7. Mr & Mrs Richard Barone	12 Horseshoe Bend	
8. M/M. Steven H. Fedler	10 HORSESHOE BEND NEW WINDSOR, N.Y.	565-4564
9. Mr & Mrs Henry S. Davis	15 Horseshoe Bend New Windsor N.Y.	914 561-3654
10. Mrs. Kirk Roach	7 Stone Ledge Lane New Windsor	
11. Mrs. Fred Brown	9 Stone Ledge Lane New Windsor	
12. Fred E. Brown	7 Stone Ledge Lane New Windsor	
13. Mrs. Larry Beaudin	8 Stone Ledge Lane New Windsor, N.Y.	
14. Josephine Stein	6 Stone Ledge Lane New Windsor	
15. Steve Selvaaggio	4 Stone Ledge Lane New Windsor	
16. Suzanne James	14 Horseshoe Bend New Windsor	
17. Louis J. James	14 Horseshoe Bend New Windsor	
18. Betty C. Moore	13 Spring Rock Rd. New Windsor	
19. Mary Grace McCue	1 Split Tree Dr. New Windsor	
20. Raymond D. Dodd	3 Split Tree Dr. New Windsor	
21. Lois G. Dodd	3 Split Tree Dr. New Windsor N.Y.	
22. Eleanor Reich	4 Split Tree Dr. New Windsor, N.Y.	

NAMEADDRESSPHONE

23. Francine Mongelli 2 Split Tree Drive N.W.
24. Louis Mongelli 2 Split Tree Drive N.W.
25. Mary Dickson 6 - Split Tree Dr.
26. Charles (Jack) Dlugels 8 Split Tree Dr. N.W.
27. Frances D. Dumas 1 Stone Lodge Ln. N.W.
28. Robert D. Dumas 3 Stone Lodge Ln. N.W.
29. Thomas Carfora 10 Split Tree Dr. N.W.
30. Mrs & Mrs Joseph Kubin 15 Split Tree Dr New Windsor Ny
31. Mrs Josephine Mauriello 19 Split Tree Dr. New Windsor N.Y.
32. Arthur J. Fidgeon 22 Split Tree Dr New Windsor N.Y.
33. Rosemary Fidgeon 22 Split Tree Dr New Windsor
34. Irving Stamuch 43 Willow Lane New Windsor N.Y.
35. Tony Di 49 Willow Lane New Windsor N.Y.
36. B H Jendry 560 Bloominghooptpk N.W.
37. Catherine Reed 7 Spring Rock Rd. N.W.
38. \_\_\_\_\_
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ZONING BOARD OF APPEALS  
Town of New Windsor, New York 12550

May 3, 1977

TO: ZONING BOARD OF APPEALS

Dear Members:

There will be a regular meeting of the ZBA on Monday evening,  
May 9, 1977 at 7:30 p.m. in the Town Hall.

Agenda:

7:30 p.m. - ROLL CALL

Motion to accept the April 25, 1977 minutes as written.

8 p.m. - PUBLIC HEARING on Application of Gordon & Bernice Robinson  
for area variances to construct one-family dwelling on  
Blanche Avenue. (R-4 district).

8:15 p.m. - Application of Southgate Village for area variance to  
construct additional apartment units on Vails Gate Heights  
Drive. Steve Reineke, Esq. of Rider, Weiner & Loeb P.C.  
representing Southgate Village.

Decisions: 1. Beltempo/Fernandez application for pool in sideyard.  
2. Cornell Homes, Inc. - area variances to construct  
homes on insufficient area lots. (Route 94).

IMPORTANT: THE PUBLIC HEARING ON CORNELL HOMES AND DISCUSSIONS FOLLOWING  
DID NOT PICK UP ON THE TAPE RECORDER!

Pat

565-8550 (office)  
562-7107 (home)

ZONING BOARD OF APPEALS  
Town of New Windsor, New York 12550

555 Union Avenue  
New Windsor, N. Y.  
April 4, 1977

Mr. Hank Van Leeuwen, Chairman  
New Windsor Planning Board  
555 Union Avenue  
New Windsor, N. Y. 12550

RE: PUBLIC HEARINGS SCHEDULED BEFORE ZONING BOARD OF APPEALS  
April 11, 1977

Dear Hank:

Kindly be advised that the following public hearings will be heard  
before the Zoning Board of Appeals on the evening of April 11, 1977:

8 p.m. - BIRK'S REALTY, INC.

8:15 p.m. - CORNELL HOMES

8:30 p.m. - FERNANDEZ/ BELTEMPO APPLICATION

I have enclosed for your information copies of the above applications  
for variances together with public hearing notices for each of the  
aforementioned.

Very truly yours,

  
PATRICIA RAZANSKY, Secretary

/pr

Enclosures

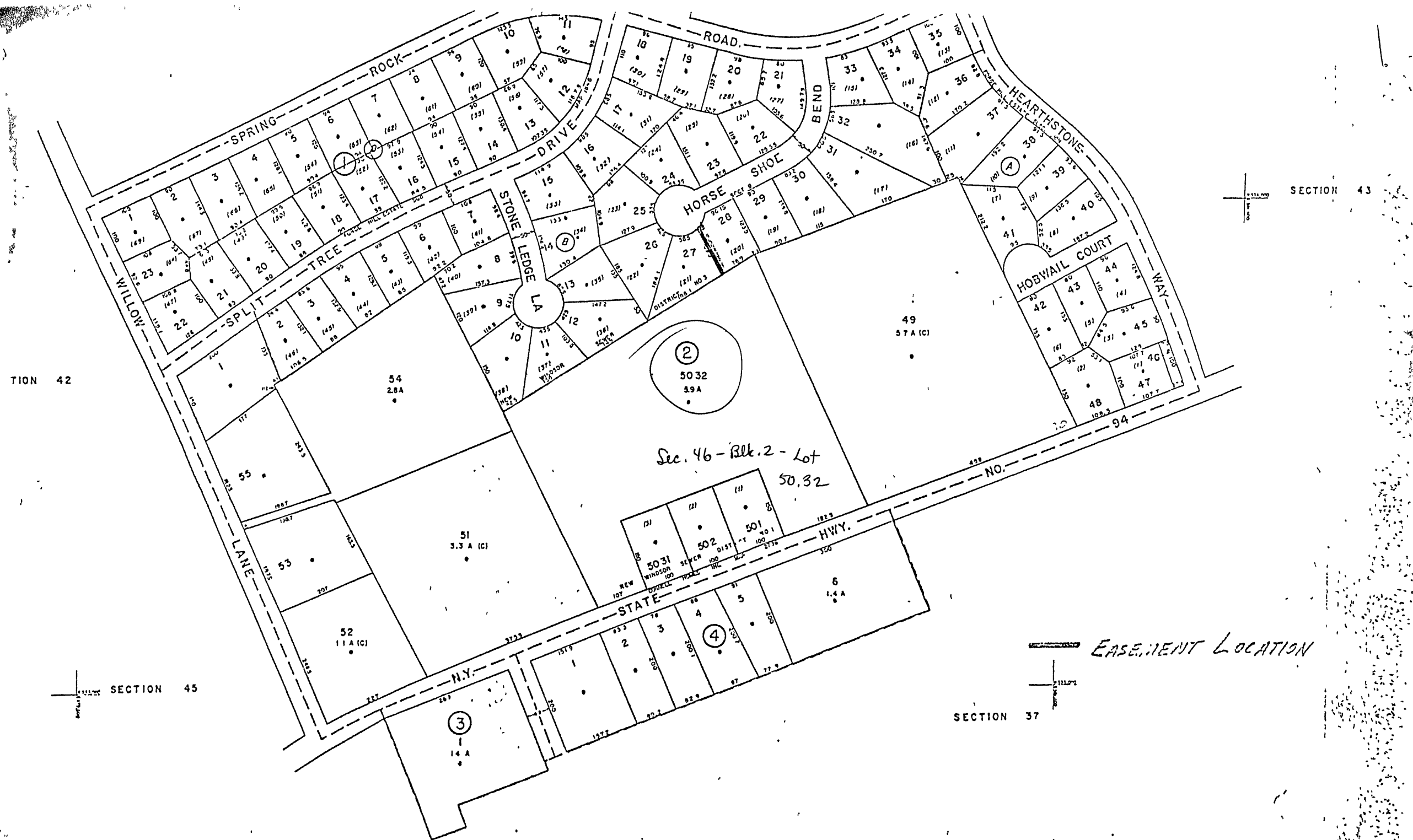
cc: Howard Collett, Bldg./Zoning Inspector  
Town of New Windsor

4/11/77 Public Hearing - Suburban Realty - Cornell Homes  
8:15 -

Name:

Address:

Irma Stammes ✓	43 Willow Lane
Mrs. Fred P. Brown	9 Stone Ledge Lane
Mrs. Wm Dickman ✓	6 - Split Oak Dr.
Malady McLean	7 Horseshoe Bend
Frank McLeary	11 Horseshoe Bend
Catharine Road	7 Spring Park Rd.
Cowlyn Edge	9 Horseshoe Bend



555 Union Avenue  
New Windsor, N. Y. 12550  
April 12, 1977

Ms. Gertrude Babcock  
The Evening News  
Legal Department  
Dickson Street  
Newburgh, N. Y. 12550

RE: LEGAL AD - CORNELL HOMES

Dear Ms. Babcock:

In accordance with our telephone conversation of this date,  
enclosed please find copy of legal ad with corrections,  
which we would like published on April 16, 1977.

As previously stated, bill should be sent directly to Mr.  
Murray Rotwein, Suburban Builders, Route 94, New Windsor, N.Y.

Thank you very much for your courtesy.

Very truly yours,

PATRICIA RAZANSKY, Secretary

/pr

Enclosure

### PROCEDURE FOR PUBLIC HEARING

In order to prepare for a Public Hearing before the Zoning Board of Appeals the applicant must first prepare a public hearing notice, publication to appear in The Evening News once at least 10 days prior to the public hearing date. When notice has been prepared, return it to the Zoning Board Secretary (address below) so that she may publish same at the expense of the applicant. Three copies of the application must also be filled out and returned to the Secretary.

Registered or Certified letters are to be sent to all residents and property owners within a radius of 500 ft. of the property in question. This list may be obtained from the Town Assessor's Office for a fee which is determined by the Town Assessor. His office is located in the Town Hall - 555 Union Avenue, New Windsor, N. Y. All registered or certified letters must have return receipts. All return receipts, copy of published notice, copy of letter and all site plans with measurements must be presented to the Secretary at the public hearing by the applicant. Please include the Assessor's list of names and addresses of all property owners within 500 ft. for the record. A fee of \$50.00 payable to the TOWN OF NEW WINDSOR, should accompany all applications for commercial use. A fee of \$25.00 is required for residential use only. All fees due at the time the applications are returned to the secretary.

Please have your attorney determine whether Section 239 l&m of the General Municipal Law is applicable, and if so, send a copy of your application with plans attached to the Orange County Planning Dept., 124 Main Street, Goshen, New York 10924. (This section only applies if you are located within 500 ft. of a County Road.)

RETURN ALL PAPERS PROMPTLY TO:

PATRICIA RAZANSKY, Secretary  
New Windsor Zoning Board of Appeals  
555 Union Avenue  
New Windsor, N. Y. 12550

Tel: 565-8550

Applicant's check list:

1. Fill out and return 3 copies of application & map or plans.
2. Fill out and return public hearing notice.
3. Town Assessor's list to secretary.
4. Return receipts (green cards) to secretary.
5. Fee for application.
6. Application to Orange County Planning Dept., if applies.
7. Provide secretary with Affidavit of Publication (provided by newspaper.)

Note: The ZBA meet every 2nd and 4th Monday of every month.